

**1521 92 Avenue SW  
Calgary, Alberta**

**MLS # A2183655**



**\$3,800,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	6,793 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 3 half
<b>Garage:</b>	Concrete Driveway, Driveway, Heated Garage, Insulated, Oversized, Quad or		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Attention Builders and Developers! Situated on one of Calgary largest lots, this prime 43,486 +/- sq. ft (144 ft x 303 ft) private lot awaits! Located in highly desirable Pump Hill, the options are endless to build new on the lot or update the existing sprawling estate home. With over 10,264 sq. ft of living space on 3 levels, formal rooms throughout plus 5 bedrooms, 9 bathrooms, 7 fireplaces, the grandeur of this home is unmistakable. Open concept kitchen with granite counters and stainless steel "Ultra line" appliances. Indoor pool with gym area, sauna and 3 piece bath. 3 large bedrooms on the main each with ensuites plus 2 on the upper level also with ensuites, library and access to a large roof top patio. Fully developed lower level with family room with bar area, billiards room, media/theater area plus flex area which could be used as another bedroom. The private south facing yard with entertaining area, firepit and fireplace. Additionally, there is a 4 car heated garage and impressive circular drive way secured behind gates. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, Glenmore Landing shopping center, Calgary JCC, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir.